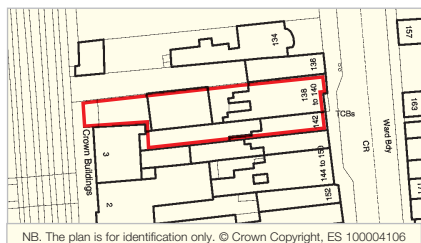


# London SE5

## 138-142 Camberwell Road, Camberwell SE5 0EE

- **Three Freehold Terrace Buildings**
- Internally arranged to provide a Double Fronted Lock Up Shop (D1 Use Class) (138-140) and a Further Lock-Up Shop (142)
- Together with Three Self-Contained Three Bedroom Flats above 138-140 and Two Self-Contained One Bedroom Flats above No 142
- Detached Modern Rear Block arranged to provide 3 x One Bedroom Flats
- Both Shops subject to Tenancies. Five Flats subject to Tenancies. Three Flats Vacant
- Planning Permission for the Conversion of Existing Rear Store to provide a Self-Contained Garden Flat
- Possible Potential for further Redevelopment subject to obtaining all necessary consents
- Total Current Rent Reserved **£88,930 pa (equivalent) with Three Flats Vacant**



### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.30 a.m. (Ref: RH)

### Joint Auctioneers

Messrs Acorn (Ref: Tom Luck).  
Tel: 020 8315 5454.

### Seller's Solicitor

Michael Simkins Solicitors LLP (Ref: SR).  
Tel: 0207 874 5645.

Email: sam.rosenthal@simkins.com

### INVESTMENT – Freehold Buildings



### Tenure

Freehold.

### Location

The property is situated on the west side of Camberwell Road (A215) close to its junction with New Church Road. Local shops are available along Camberwell Road with the more extensive facilities of both Camberwell and Elephant & Castle also being accessible. Communications are afforded by regular local bus services to and from Elephant & Castle Rail and Underground Stations (Bakerloo and Northern Lines). The open spaces of Burgess Park are within reach. The property is adjacent to a regeneration scheme comprising 149 flats together with retail facilities.

### Description

The property comprises three terrace buildings arranged over ground and three upper floors.

The property is internally arranged to provide two ground floor commercial premises (one double fronted) and eight self-contained flats situated above and to the rear of the building. There is a site to the rear which is to be offered with planning permission for the conversion of an existing store to create an additional one bedroom dwelling.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

### Planning

Local Planning Authority: Southwark Council.  
Email: [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)  
Planning Permission (Application Reference: 13/AP/0048) was granted on 1st March 2013 for 'removal of existing store room to the rear and erection of single storey one bedroom dwelling with garden area'.

Property	Floor	Term	Accommodation	Rent p.a.
<b>138-140 Camberwell Road</b>				
Church (D1 Use)	Ground	Tenancy for a term of 25 years from 1st April 2008 (thus having approximately 19 years unexpired)	Gross Frontage: 8.063 m, Net Frontage: 6.92 m GIA: approx 163 sq m (1,755 sq ft)	£24,000
Flat 1	First	Vacant Possession upon Completion	Four Rooms, Kitchen, Bathroom	-
Flat 2	Second	Vacant Possession upon Completion	Four Rooms, Kitchen, Bathroom	-
Flat 3	Third	Vacant Possession upon Completion	Four Rooms, Kitchen, Bathroom	-
Flat 4	Ground	Subject to an Assured Shorthold Tenancy for a term of 6 months from 6th February 2006 (Holding over)	Reception Room, Bedroom, Kitchen, Bathroom	£8,800
Flat 5	Ground	Subject to an Assured Shorthold Tenancy for a term of 6 months from 5th December 2005 (Holding over)	Reception Room, Bedroom, Kitchen, Bathroom	£8,800
Flat 6	First	Subject to an Assured Shorthold Tenancy for a term of 12 months from 15th January 2013 (Holding over)	Reception Room, Bedroom, Kitchen, Bathroom, Roof Terrace	£9,000
<b>142 Camberwell Road</b>				
Shop (A1 Use)	Ground	5 year lease from 1st August 2014	Gross Frontage: 8.063 m, Net Frontage: 4.19 m GIA: approx 95.8 sq m (1,032 sq ft)	£21,500
Flat 10	First	Tenancy for a term of 3 years from 6th March 2013	Reception Room, Bedroom, Kitchen, Bathroom	£8,414.80
Flat 11	Second	Tenancy for a term of 3 years from 4th November 2012	Not internally inspected by Allsop. We understand it provides: One Bedroom Accommodation	£8,414.80
Rear Site	-	To be offered with Planning Permission for a One Bedroom Garden Flat	-	-
<b>Total</b>				<b>£88,929.60 pa (equivalent)</b>

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



